



IV. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning and Development Services Division Public Hearing Summary Report

P.Z. 07-2013 Spirit Valley Business Park (Spirit Valley Development, LLC): A request for an ordinance amendment to add “Kennel” as a permitted use within an existing “PI” Planned Industrial District. (17W230065, 17W510103, 17W510114, 17W510125, 17W420091, 17W510136, 17W510147, 17W140030, 17W230032, 17W230043, 17W230054, 17W420068, 17W420079, 17W420080, 17W140021, and 17W230076).

Summary

Doster Ullom, LLC, on behalf of Spirit Valley Development, LLC, has submitted a request for an ordinance amendment to permit a “kennel” use with an existing “PI” Planned Industrial District. No other changes to the ordinance are being requested.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this development as Low Intensity Industrial, which permits manufacturing and assembly, as well as warehousing and distribution uses.

A public hearing further addressing the request will be held at the April 8, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice. Please note, a Preliminary Plan is not required by the City of Chesterfield Zoning Ordinance for this Ordinance Amendment.

For a copy of the existing ordinance for the site, please see <http://www.chesterfield.mo.us/webcontent/ordinances/2008/ord2456.pdf>.

Respectfully submitted,

Justin Wyse, AICP
Senior Planner

Attachments

1. Public Hearing Notice
2. Project narrative

cc: Aimee Nassif, Planning and Development Services Director



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, April 8, 2013 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

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Description of Property

A tract of land in St. Louis County, Missouri, being part of Lot 5 of the subdivision of Amelia Boisselier Estate, in U.S. Surveys 368, 1937 and 133, Township 45 North, Range 3 East, according to plat thereof recorded in Plat Book 16 page 27 of the St. Louis County Records, and a tract of land in U.S. Survey 153, Township 45 North, Range 3 East, being composed of two parcels, one marked "cosmos Tamian Kroenung" and the other marked "Herman Schaeper and Agnes Schaeper" according to the plat accompanying Commissioner's Report in Partition in Estate of Valentine Kroenung, deceased, being Cause No. 162363 of the Circuit Court of the City (former County) of St. Louis, Missouri, in the year 1870, a copy of which report is recorded in Book 439 page 448 of the records of said City and containing 52.819 acres.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Justin Wyse at 636.537.4736 or via e-mail at jwyse@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

NARRATIVE STATEMENT

When Spirit Valley Development, LLC ("Petitioner") originally pursued an Application to rezone to Planned Industrial ("PI" District) a list of permitted uses based upon the PI enabling ordinance was requested. City Staff and the Planning Commission requested that the list be shortened. Petitioner cooperated by voluntarily agreeing to delete various uses that were not foreseen at the time as being necessary to respond to the market. The use "kennel" was deleted from the phrase, "Animal hospitals, veterinary clinics, and kennels" and did not appear in Ordinance No. 2373 as finally adopted. To Petitioner's knowledge, no one requested that the use "kennel" be deleted – Petitioner simply volunteered deleting the use in an attempt to shorten the list of requested uses. That Ordinance was repealed and replaced by Ordinance No. 2456 which effectively added a use, i.e. "nn. Warehousing, storage, or wholesaling of manufactured commodities."

Pets and Company, LLC, ("Pets and Company") now desires to locate in Spirit Valley Business Park but cannot do so without "kennel" as a permitted use. Pets and Company is currently located at 17701 Edison Avenue, Chesterfield, in a retail center. It is a benign and successful business that offers pet day care and pet boarding services. The applicable ordinance for the current location permits "kennel".

Pets and Company has run out of space at its current location and desires to expand and own its own building. If the addition of "kennel" as a permitted use is approved, Pets and Company plans to construct a 10,000 square foot building.